

PROPERTY NIVESH RESEARCH · RESEARCH REPORT · Q3 2026 EDITION

Gurgaon Circle Rates Report, Q3 2026: Collector Rates FY2024-25 to FY2026-27

Gurugram's collector rates for residential plots rose a median 15% in the list from 1 August 2025 and 30% in the list from 1 April 2026. Flats in group housing rose a median 11% and then 10%. Property Nivesh Research compared 517 rate lines in seven tehsil lists, as changes and indices only.

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Summary

A collector rate is the government's minimum value for a property in Gurugram district. Stamp duty is charged on it whenever the price in the deed is lower. The district revised its rates twice in 16 months: a final list from 1 August 2025 replaced the draft list used from about 1 December 2024, and another final list followed on 1 April 2026.

The two revisions were very different. In the first, the median residential plot line rose 15%, and 46 lines rose exactly 15%. In the second, the median was 30%, and the spread was wide: 92 of 172 plot lines rose 30% or more, while 21 did not change. Over both, the median plot line rose 50%.

Land rose more than built space. Over both lists, flats in group housing rose a median 22%, shops 21% and offices 22%. Where a property sits mattered too, and so did which tehsil list prices it: the same sector can carry different rates in two lists. This report shows those changes as percentages and indices. It does not print the rupee rates, which the district lets others reproduce only with permission, and it does not forecast anything.

Key findings

Each finding stands on its own and may be quoted with credit to Property Nivesh Research. Link one with its anchor ([#finding-1](#), [#finding-2](#) ...).

- 1** Gurugram's collector rates for residential plots rose a median 15% in the list from 1 August 2025 and 30% in the list from 1 April 2026, across 169 plot lines priced in all three lists. Over the two revisions the median plot line rose 50%.
- 2** In the FY2026-27 list, 92 of the 172 residential plot lines rose 30% or more, and 23 rose 50% or more. In the FY2025-26 list, 7 plot lines rose that much.
- 3** Land rose more than built space. Flats in group housing rose a median 11% and then 10%, shops 10% at each revision and offices 11% and then 10%. Builder floors rose 18% over both revisions.
- 4** Commercial land rose a median 15% and then 25%, but its lines split in the FY2026-27 list: 62 of 149 rose 30% or more and 52 did not change at all.
- 5** By corridor, plot lines in DLF City, on Golf Course Extension Road and on Golf Course Road rose the most, each a median 74% over the two revisions, and those in Sohna rose least, 22% (21 lines).

- 6 The biggest rises over the two revisions were 110% to 111%, on 9 plot lines (all in the Wazirabad list). They include DLF Phase 5, Garden Estate and Sector 60 (Ullahawas revenue estate).
- 7 The tehsil list mattered as much as the road. Over the two revisions, the median plot line rose 74% in the Kadipur list and 22% in the Sohna list.
- 8 23 sectors have residential plot rates in two tehsil lists. In FY2026-27 the dearer list was a median 15% above the cheaper one. The widest gap was in Sector 27, where the Wazirabad list's plot rate was 47% above the Gurugram list's.
- 9 In the FY2026-27 list, 80 of 505 rate lines (16%) kept their FY2025-26 rate: 52 commercial land lines, 21 residential plot lines, 5 EWS or affordable flat lines, 1 shop line and 1 office line. No line in any of the three lists was cut: every change was a rise or no change.
- 10 The FY2024-25 rates come from the district's draft predictive list, in force from about 1 December 2024. Our computed changes match the % change printed in the lists for 713 of 715 lines.

Key numbers

MEDIAN RISE, RESIDENTIAL PLOT LINES,
FY2026-27 LIST

30%

FY2025-26 list: 15%; 169 lines

MEDIAN RISE OVER TWO REVISIONS,
RESIDENTIAL PLOTS

50%

FY2024-25 to FY2026-27

PLOT LINES UP 30% OR MORE IN FY2026-27

92 of 172

23 rose 50% or more

MEDIAN RISE, FLATS IN GROUP HOUSING, FY2026-27 LIST

10%

FY2025-26 list: 11%

RATE LINES UNCHANGED IN THE FY2026-27 LIST

16%

80 of 505 lines of all types

What a circle rate is, and why it matters in Gurgaon

A circle rate is the lowest value the government accepts for a property when its sale is registered. In Haryana it is called the collector rate, because the Deputy Commissioner, who is also the district collector, fixes it. Gurugram district does not publish one list. Each revenue tehsil and sub-tehsil publishes its own, and this report follows seven of them: Badshahpur, Gurugram, Harsaru, Kadipur, Manesar, Sohna and Wazirabad.

When you register a sale deed, stamp duty is charged on the higher of two values: the price written in the deed, or the property's value at the collector rate. So the collector rate puts a floor under the tax. If the rate is above the price you agreed, you pay duty on the rate. In Gurgaon, stamp duty is about 7% of that value for most men buying in the city and about 5% for women, plus a registration fee. Our stamp duty calculator does the sum.

A collector rate is a government valuation, not a market price. Many Gurgaon homes sell well above it. This report shows how the rates changed, not what any property is worth today. For asking prices, see our Gurgaon property rates page.

Three lists in 16 months: the draft and the two final lists

The three lists in this report came close together.

- **FY2024-25:** the district's draft lists titled Predictive Collector Rates for 2024. They carry a draft watermark and were in force from about 1 December 2024. Where a committee updated a predictive rate, we use the updated figure.
- **FY2025-26:** the final lists for 2025, in force from 1 August 2025, eight months later.
- **FY2026-27:** the final lists for 2026-27, in force from 1 April 2026, eight months after that.

Two cautions follow. First, the FY2024-25 figures come from a draft, not a final notified list. We checked each of them against the old-rate column that the final 2025 list prints for the same line. Second, the financial-year labels follow the documents. The 2025 list was in force from August 2025 to March 2026, which is less than a full year.

Each list also prints its own % change for every line. Our changes, worked out from the rates, match that printed figure for 713 of 715 lines. The other lines differ because a list regrouped them.

Residential plots: 15%, then 30%

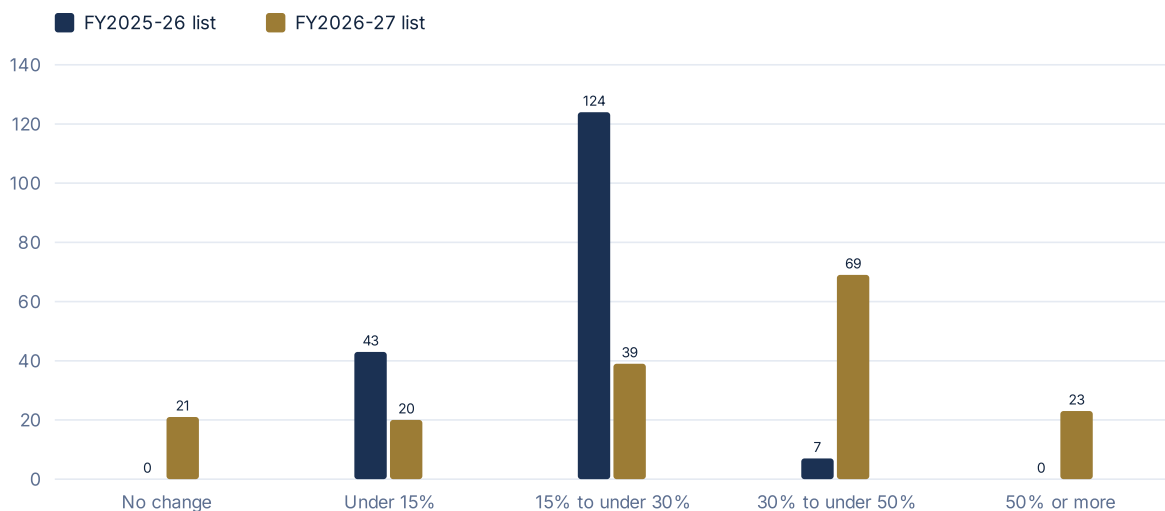
Across the 169 residential plot lines priced in all three lists, the median rise was 15% in the FY2025-26 list and 30% in the FY2026-27 list. The second step was twice the first, and it came only eight months later. Over both revisions the median plot line rose 50%.

In the first revision, 46 plot lines rose exactly 15%. In all, 43 rose under 15%, 124 rose 15% to under 30% and 7 rose 30% to under 50%. No plot line was left unchanged.

In the second revision, 21 did not change, 20 rose under 15%, 39 rose 15% to under 30%, 69 rose 30% to under 50% and 23 rose 50% or more. A median of 30% hides that spread, so check the line for your own area in the table below.

How much each residential plot line rose: FY2025-26 list against FY2026-27 list

Number of residential plot lines in each band of change on the previous list. Every line in each list counts, including named colonies and tehsil-wide lines.



Source: Gurugram collector rate lists; analysis: Property Nivesh Research

Plots, flats, builder floors and commercial property

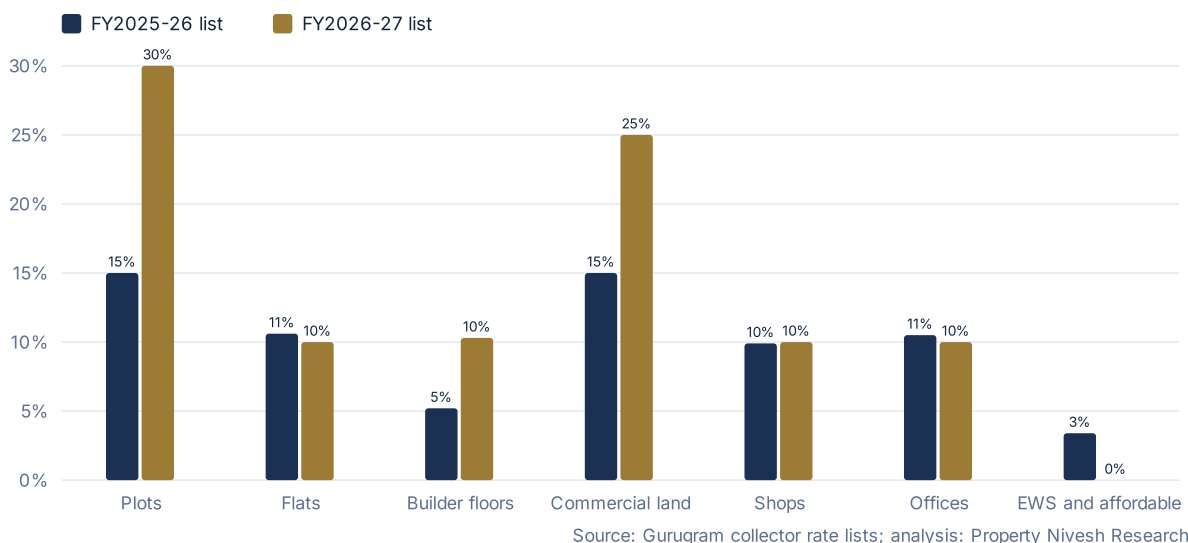
Land rose more than built space. Flats in group housing rose a median 11% and then 10%, 22% over both lists. Shops rose 10% at each revision, and offices 11% and then 10%. Builder floors rose 18% over both.

Commercial land rose a median 15% and then 25%, 38% over both. That median hides two groups. In the FY2026-27 list, 62 of 149 commercial land lines rose 30% or more, while 52 did not change.

Why does this matter? A flat's collector rate is per square foot of the flat, while a plot's is per square yard of land. When the land rate jumps and the flat rate does not, the official floor under a plot sale rises much faster than the floor under a flat sale in the same sector. EWS and affordable flats rose a median 6% over both lists, and 5 of the 8 such lines kept their rate in the FY2026-27 list.

Gurgaon collector rates: median change by property type, FY2025-26 and FY2026-27 lists

Median change on the previous list across every line Gurugram's seven tehsil lists price in all three years. The FY2025-26 list took effect on 1 August 2025 and the FY2026-27 list on 1 April 2026.



Corridors and areas: where rates rose most and least

We grouped plot lines by the corridor their sectors belong to: Golf Course Road, Golf Course Extension Road, Sohna Road, the Southern Peripheral Road (SPR), the Dwarka Expressway, New Gurgaon, DLF City, Sohna and Manesar. A line that serves two corridors counts in both. Lines in the older sectors and colonies with no named corridor form their own group.

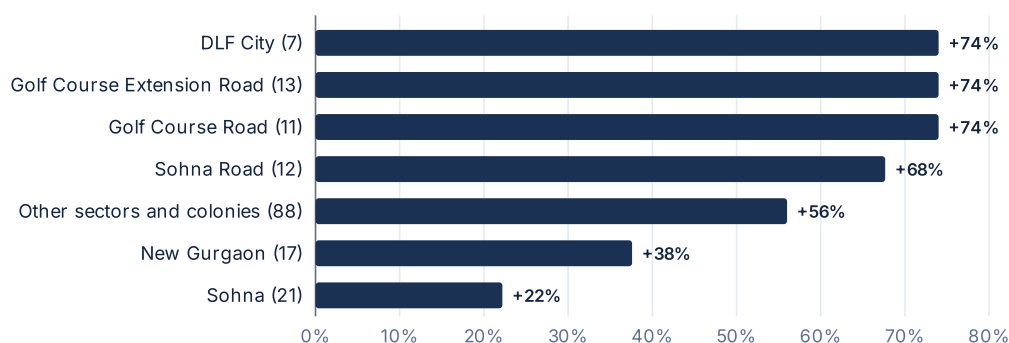
Over the two revisions, the median rise for plot lines by corridor was: DLF City 74% (7 lines), Golf Course Extension Road 74% (13 lines), Golf Course Road 74% (11 lines), Sohna Road 68% (12 lines), other sectors and colonies 56% (88 lines), New Gurgaon 38% (17 lines) and Sohna 22% (21 lines). Other corridors have fewer than 5 plot lines priced in all three lists and are left out of this ranking: the Southern Peripheral Road (3 lines), the Dwarka Expressway (3 lines) and Manesar (4 lines). Their lines are in the tables below.

Area by area, the range is wide. The biggest rises over the two revisions were 110% to 111%, on 9 plot lines (all in the Wazirabad list). They include DLF Phase 5, Garden Estate and Sector 60 (Ullahawas revenue estate). The smallest rise was 10%, on 21 plot lines (7 in Sohna, 6 in Manesar, 5 in Gurugram, 2 in Wazirabad and 1 in Badshahpur). They include Sector 1 in the Gurugram list, Sector 80 in the Manesar list and DLF Phase 1 (villa plots) in the Wazirabad list.

The Dwarka Expressway opened in March 2024. In the Gurugram list, the plot line for Sectors 104-106 and 109-115 rose 25% and then 45%. In the Kadipur list, the plot line for Sectors 99 to 110 rose 20% and then 45%. The full area table is below.

Residential plot collector rates by corridor: median change, FY2024-25 to FY2026-27

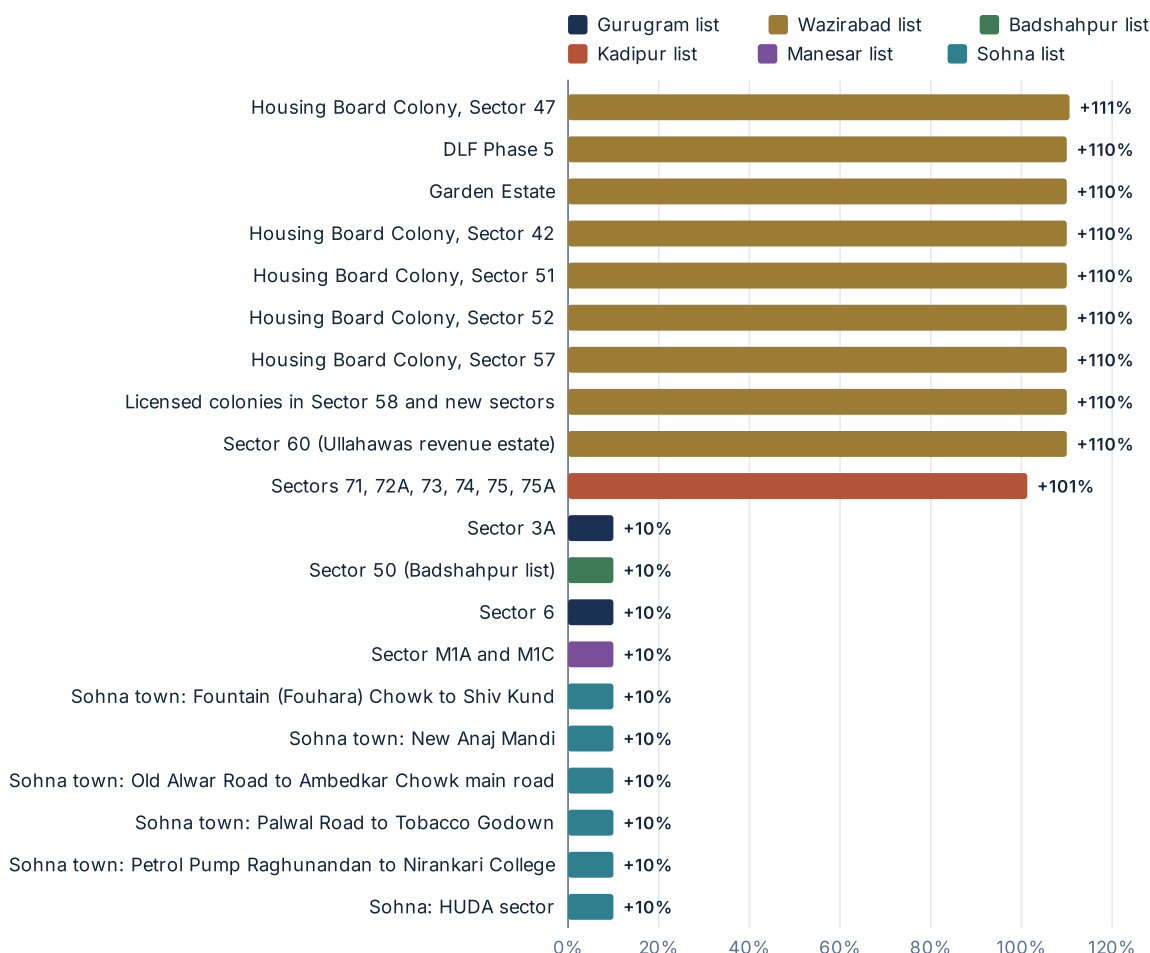
Median change over both revisions for the plot lines in each corridor (number of lines in brackets). Only corridors with at least 5 plot lines priced in all three lists are shown; the rest are in the corridor table. A line that serves two corridors counts in both.



Source: Gurugram collector rate lists; analysis: Property Nivesh Research

Residential plot lines that rose most and least, FY2024-25 to FY2026-27

The ten named plot lines with the biggest rise over both revisions and the ten with the smallest, coloured by the tehsil list that prices them. Tehsil-wide lines and lines read at lower confidence are left out.



Source: Gurugram collector rate lists; analysis: Property Nivesh Research

The tehsil list matters as much as the corridor

Each tehsil list moves on its own. Over the two revisions, the median plot line rose 74% in the Kadipur list, 67% in Wazirabad, 60% in Badshahpur, 53% in Gurugram, 43% in Harsaru, 29% in Manesar and 22% in Sohna.

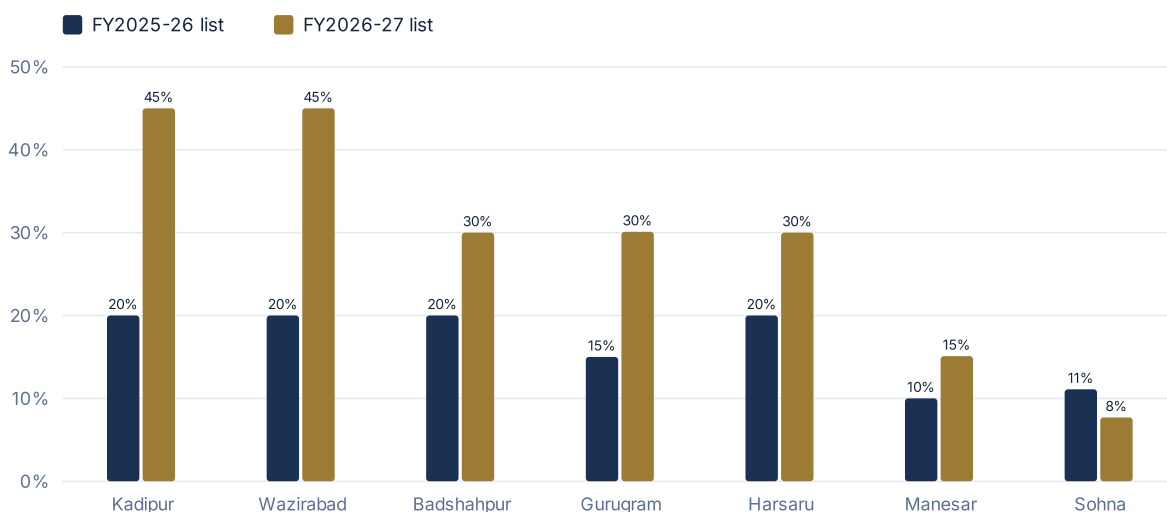
The same sector can sit in two lists at different rates, because a tehsil prices land by the revenue estate (village) it stands on. 23 sectors have residential plot rates in two lists, and 25 have flat rates in two. In FY2026-27, the dearer list was a median 15% above

the cheaper one for plots and 20% for flats. The widest gap was in Sector 27, where the Wazirabad list's plot rate was 47% above the Gurugram list's. Flats in Dwarka Expressway sectors 104, 105, 106, 109 and 110 are priced in both the Gurugram and Kadipur lists: the Kadipur list was dearer in FY2024-25 and the Gurugram list in FY2026-27, 28% above the other.

The gap is not fixed. In 21 of the 48 sector comparisons we can follow from FY2024-25 to FY2026-27, the dearer list changed, because one tehsil raised its rate faster than the other. The gap widened in 25 comparisons and narrowed in 20. Before you rely on a rate, check which revenue estate and tehsil the property is registered in.

Residential plot collector rates by tehsil list: median change, FY2025-26 and FY2026-27

Each tehsil (or sub-tehsil) of Gurugram district publishes its own list. Median change on the previous list for the plot lines each list prices in all three years.



Source: Gurugram collector rate lists; analysis: Property Nivesh Research

Where rates did not change

Not every line rose. In the FY2026-27 list, 80 of 505 lines (16%) kept their FY2025-26 rate: 52 commercial land lines, 21 residential plot lines, 5 EWS or affordable flat lines, 1

shop line and 1 office line. Among residential plot lines, the unchanged ones were 8 in Sohna, 5 in Wazirabad, 5 in Gurugram, 1 in Badshahpur, 1 in Harsaru and 1 in Manesar.

In the FY2025-26 list, 24 of 489 lines (5%) kept their FY2024-25 rate. No line in any of the three lists was cut: every change was a rise or no change. An unchanged rate is still a floor: stamp duty is charged on it whenever the deed shows a lower price.

How to read this report, and where to find the official rates

Every figure here is a percentage, an index or a count that we worked out from the official lists. We do not print the rupee rates. The Gurugram district website allows its material to be reproduced only after permission by email, and until that permission is granted we publish changes only. An index of 150 means the rate is half as much again as in the line's first year in this report.

To find the rupee rate for a property, open the collector rate list for its tehsil and year on the Gurugram district website (gurugram.gov.in). Find the revenue estate (village), then the line for the sector, colony or project, and read the rate for the property type. The sub-registrar's office can confirm which line applies. The lists also add loadings that this report leaves out, such as extra percentages for plots near NH-48, Sohna Road or the SPR, and for corner or park-facing plots.

What is not covered: the Pataudi and Farrukhnagar tehsils, agricultural land, and lines that appear in only one list. Where two printings of the same list disagree, both are kept as separate lines. Nothing here is a forecast or advice to buy or sell.

Data tables

Gurgaon collector rates by property type: median change at each revision

Lines priced in all three lists. Change = the median change on the previous list; both = FY2024-25 to FY2026-27. Unchanged = lines with the same rate in the FY2026-27 list as in the FY2025-26 list.

Property type	Lines	FY2025 - 26 list	FY2026 - 27 list	Both revisions	Unchanged in FY2026 - 27
Residential plots and houses	169	+15%	+30%	+50%	21 of 172
Flats in group housing	35	+11%	+10%	+22%	0 of 43
Builder floors	8	+5%	+10%	+18%	0 of 10
Commercial land	147	+15%	+25%	+38%	52 of 149
Shops and retail space	57	+10%	+10%	+21%	1 of 63
Office and IT space	54	+11%	+10%	+22%	1 of 59
EWS and affordable flats	6	+3%	0%	+6%	5 of 8
Industrial land	1	+10%	+25%	+38%	0 of 1

Gurgaon collector rates by corridor: median change

Residential plot lines: median change at each revision and over both. Flats and commercial land: median change over both revisions (number of lines in brackets). A median is shown only where at least 5 lines are priced in all three lists; otherwise the table gives the number of lines. Corridors with at least 5 plot lines come first, biggest rise first. A line that serves two corridors counts in both.

Corridor	Plot lines	Plots, FY2025 - 26	Plots, FY2026 - 27	Plots, both	Flats, both	Commercial land, both
DLF City	7	+20%	+45%	+74%	fewer than 5 (3)	+74% (6)
Golf Course Extension Road	13	+20%	+45%	+74%	fewer than 5 (2)	+60% (13)
Golf Course Road	11	+20%	+45%	+74%	fewer than 5 (3)	+60% (9)
Sohna Road	12	+20%	+37%	+68%	fewer than 5 (4)	+38% (11)
Other sectors and colonies	88	+15%	+30%	+56%	+22% (16)	+26% (77)
New Gurgaon	17	+15%	+25%	+38%	+16% (6)	+76% (15)
Sohna	21	+11%	+8%	+22%	fewer than 5 (2)	+17% (16)
Manesar	4	fewer than 5	fewer than 5	fewer than 5	fewer than 5 (3)	fewer than 5 (3)
Dwarka Expressway	3	fewer than 5	fewer than 5	fewer than 5	fewer than 5 (3)	fewer than 5 (3)
Southern Peripheral Road (SPR)	3	fewer than 5	fewer than 5	fewer than 5	fewer than 5 (3)	fewer than 5 (3)
MG Road	0	none	none	none	none	fewer than 5 (1)
NH - 48	0	none	none	none	fewer than 5 (1)	none

Gurgaon collector rates by tehsil list

Residential plot lines priced in all three lists: median change. Unchanged = lines of every type with the same rate in the FY2026-27 list as in the FY2025-26 list.

Tehsil list	Plot lines	Plots, FY2025 - 26	Plots, FY2026 - 27	Plots, both	All lines unchanged in FY2026 - 27
Kadipur	9	+20%	+45%	+74%	4 of 35
Wazirabad	63	+20%	+45%	+67%	16 of 174
Badshahpur	21	+20%	+30%	+60%	14 of 73
Gurugram	32	+15%	+30%	+53%	22 of 100
Harsaru	5	+20%	+30%	+43%	4 of 20
Manesar	18	+10%	+15%	+29%	7 of 56
Sohna	21	+11%	+8%	+22%	13 of 47

The same sector priced in two tehsil lists: how far apart the rates are

Where two tehsil lists price the same sector, the % by which the dearer list's rate is above the cheaper one.
One sector line per list (the one naming the fewest sectors). Colonies and tehsil-wide lines are left out.

Sector	Property	Tehsil lists	FY2024-25	FY2025-26	FY2026-27	Dearer list, FY2026-27
Sector 15	Flat	Gurugram, Wazirabad	37%	9%	7%	Gurugram
Sector 33	Flat	Badshahpur, Kadipur	38%	30%	33%	Badshahpur
Sector 36A	Flat	Harsaru, Manesar	40%	19%	21%	Manesar
Sector 38	Flat	Badshahpur, Gurugram	27%	1%	16%	Gurugram
Sector 40	Flat	Gurugram, Wazirabad	37%	9%	7%	Gurugram
Sector 42	Flat	Gurugram, Wazirabad	37%	9%	7%	Gurugram
Sector 43	Flat	Gurugram, Wazirabad	37%	9%	7%	Gurugram
Sector 50	Flat	Badshahpur, Wazirabad	8%	8%	8%	Wazirabad
Sector 62	Flat	Badshahpur, Wazirabad	11%	43%	42%	Wazirabad
Sector 63	Flat	Badshahpur, Wazirabad	21%	55%	55%	Wazirabad
Sector 63A	Flat	Badshahpur, Wazirabad	21%	55%	55%	Wazirabad
Sector 71	Flat	Badshahpur, Kadipur	28%	15%	16%	Badshahpur
Sector 75	Flat	Badshahpur, Kadipur	18%	6%	7%	Badshahpur
Sector 76	Flat	Badshahpur, Manesar	32%	21%	20%	Manesar
Sector 78	Flat	Badshahpur, Manesar	32%	21%	20%	Manesar
Sector 84	Flat	Harsaru, Manesar	27%	8%	10%	Manesar
Sector 89	Flat	Harsaru, Manesar	27%	8%	10%	Manesar
Sector 90	Flat	Harsaru, Manesar	36%	15%	19%	Manesar
Sector 104	Flat	Gurugram, Kadipur	7%	27%	28%	Gurugram
Sector 105	Flat	Gurugram, Kadipur	7%	27%	28%	Gurugram
Sector 106	Flat	Gurugram, Kadipur	7%	27%	28%	Gurugram
Sector 107	Flat	Gurugram, Kadipur	7%	27%	28%	Gurugram
Sector 108	Flat	Gurugram, Kadipur	7%	27%	28%	Gurugram
Sector 109	Flat	Gurugram, Kadipur	7%	27%	28%	Gurugram
Sector 110	Flat	Gurugram, Kadipur	7%	27%	28%	Gurugram
Sector 15	Residential plot	Gurugram, Wazirabad	0%	9%	0%	Wazirabad

Sector	Property	Tehsil lists	FY2024 - 25	FY2025 - 26	FY2026 - 27	Dearer list, FY2026 - 27
Sector 27	Residential plot	Gurugram, Wazirabad	47%	47%	47%	Wazirabad
Sector 28	Residential plot	Gurugram, Wazirabad	4%	4%	16%	Gurugram
Sector 33	Residential plot	Badshahpur, Kadipur	20%	10%	6%	Badshahpur
Sector 38	Residential plot	Badshahpur, Gurugram	6%	7%	39%	Badshahpur
Sector 40	Residential plot	Gurugram, Wazirabad	9%	19%	7%	Wazirabad
Sector 41	Residential plot	Badshahpur, Wazirabad	13%	17%	31%	Wazirabad
Sector 42	Residential plot	Gurugram, Wazirabad	7%	17%	29%	Wazirabad
Sector 43	Residential plot	Gurugram, Wazirabad	2%	7%	7%	Wazirabad
Sector 47	Residential plot	Badshahpur, Wazirabad	0%	13%	1%	Badshahpur
Sector 50	Residential plot	Badshahpur, Wazirabad	4%	0%	25%	Wazirabad
Sector 62	Residential plot	Badshahpur, Wazirabad	0%	8%	12%	Badshahpur
Sector 63	Residential plot	Badshahpur, Wazirabad	20%	11%	11%	Wazirabad
Sector 63A	Residential plot	Badshahpur, Wazirabad	20%	11%	14%	Badshahpur
Sector 71	Residential plot	Badshahpur, Kadipur	13%	27%	6%	Kadipur
Sector 75	Residential plot	Badshahpur, Kadipur	14%	1%	22%	Kadipur
Sector 78	Residential plot	Badshahpur, Manesar	50%	27%	1%	Manesar
Sector 90	Residential plot	Harsaru, Manesar	11%	1%	28%	Harsaru
Sector 104	Residential plot	Gurugram, Kadipur	10%	15%	15%	Gurugram
Sector 105	Residential plot	Gurugram, Kadipur	10%	15%	15%	Gurugram
Sector 106	Residential plot	Gurugram, Kadipur	10%	15%	15%	Gurugram

Sector	Property	Tehsil lists	FY2024 - 25	FY2025 - 26	FY2026 - 27	Dearer list, FY2026 - 27
Sector 109	Residential plot	Gurugram, Kadipur	10%	15%	15%	Gurugram
Sector 110	Residential plot	Gurugram, Kadipur	10%	15%	15%	Gurugram

Gurgaon residential plot collector rates by area: index (first year in the list = 100)

Every residential plot line in Gurugram's seven tehsil lists, by list, biggest rise first. Index: the line's first year = 100, so 150 means half as much again. Not in list = the list has no such line that year. The rupee rates are not shown: the district allows its lists to be reproduced only with permission.

Area	Tehsil list	Corridor	FY2024-25	FY2025-26	FY2026-27	Change
Victory Valley	Badshahpur	none named	100	125	200	+100%
Emaar Marbella (villa plots)	Badshahpur	none named	100	122	194	+94%
Licensed colonies (Badshahpur sub-tehsil, general line)	Badshahpur	none named	100	130	189	+89%
Sectors 67A, 68, 75, 78	Badshahpur	Golf Course Ext. Road, New Gurgaon, Sohna Road, SPR	100	130	189	+89%
Sectors 63, 63A, 64, 67	Badshahpur	Golf Course Ext. Road, Sohna Road	100	130	188	+88%
Rosewood City (Badshahpur list, second line)	Badshahpur	none named	100	121	175	+75%
Sector 47 (Badshahpur list)	Badshahpur	Sohna Road	100	130	169	+69%
Sectors 62, 65, 66, 69, 70, 71, 72	Badshahpur	Golf Course Ext. Road, Golf Course Road, Sohna Road, SPR	100	130	169	+69%
Ansal Essencia, Sector 67	Badshahpur	Golf Course Ext. Road, Sohna Road	100	115	167	+67%
Rosewood City (Badshahpur list, first line)	Badshahpur	none named	100	115	167	+67%
Sectors 48 and 49	Badshahpur	Sohna Road	100	123	160	+60%
Tatvam Villas (plots)	Badshahpur	none named	100	110	160	+60%
Palm Drive / Emerald Hills	Badshahpur	none named	100	122	158	+58%
Sectors 38 and 41 (Badshahpur list)	Badshahpur	none named	100	116	151	+51%
Uniworld Resort, Sectors 33 and 48	Badshahpur	Sohna Road	100	120	150	+50%
Vatika City (Sohna Road)	Badshahpur	Sohna Road	100	120	150	+50%
Vipul World (Sohna Road)	Badshahpur	Sohna Road	100	120	150	+50%
Malibu Towne (Islampur)	Badshahpur	none named	100	115	150	+50%
Uppal Southend	Badshahpur	none named	100	115	144	+44%
Sector 33	Badshahpur	none named	100	110	138	+38%

Area	Tehsil list	Corridor	FY2024-25	FY2025-26	FY2026-27	Change
Sector 50 (Badshahpur list)	Badshahpur	none named	100	110	110	+10%
Sector 15	Gurugram	none named	100	125	200	+100%
Housing Board Colony, Sector 7 Extension	Gurugram	none named	100	120	192	+92%
DLF Phase 2 (Gurugram tehsil, National Highway Commercial estate)	Gurugram	DLF City	100	130	189	+89%
Sector 28	Gurugram	none named	100	130	189	+89%
Sectors 104-106 and 109-115 (Dwarka Expressway)	Gurugram	Dwarka Expressway	100	125	182	+82%
Sectors 23 and 23A	Gurugram	none named	100	125	181	+81%
Sector 22	Gurugram	none named	100	125	181	+81%
Sector 27	Gurugram	none named	100	120	174	+74%
Sector 5	Gurugram	none named	100	120	174	+74%
Sectors 16-17	Gurugram	none named	100	120	174	+74%
Sector 17 (part)	Gurugram	none named	100	125	163	+63%
Sector 25	Gurugram	none named	100	125	163	+63%
Sector 40	Gurugram	none named	100	110	160	+60%
Sector 42	Gurugram	Golf Course Road	100	110	160	+60%
Sector 43	Gurugram	Golf Course Road	100	110	160	+60%
Sector 7	Gurugram	none named	100	125	156	+56%
Sector 21	Gurugram	none named	100	120	150	+50%
Sector 14	Gurugram	none named	100	115	150	+50%
Sector 4	Gurugram	none named	100	115	150	+50%
Housing Board Colony, Sector 17 (Sukhrali)	Gurugram	none named	100	115	144	+44%
Palam Vihar	Gurugram	none named	100	115	144	+44%
New Palam Vihar (Sarai Alawardi estate)	Gurugram	none named	100	110	127	+27%
Sector 2	Gurugram	none named	100	110	127	+27%
Sector 22A	Gurugram	none named	100	120	120	+20%
Sector 3	Gurugram	none named	100	115	115	+15%
Sector 38	Gurugram	none named	100	115	115	+15%
Sector 12A	Gurugram	none named	100	115	115	+15%
Saraswati Vihar Housing Board Colony (Chakkarpur)	Gurugram	none named	100	110	110	+10%

Area	Tehsil list	Corridor	FY2024-25	FY2025-26	FY2026-27	Change
Sector 1	Gurugram	none named	100	110	110	+10%
Sector 12	Gurugram	none named	100	110	110	+10%
Sector 3A	Gurugram	none named	100	110	110	+10%
Sector 6	Gurugram	none named	100	110	110	+10%
Saraswati Vihar Housing Board Colony (independent plots)	Gurugram	none named	not in list	100	110	+10% (FY2025-26 to FY2026-27)
Sectors 88B, 89B, 90-95, 95A, 95B, 99A	Harsaru	Dwarka Expressway, New Gurgaon	100	120	156	+56%
Sectors 88, 88A, 89, 89A	Harsaru	New Gurgaon	100	120	156	+56%
Sectors 89, 89A, 89B	Harsaru	New Gurgaon	100	110	143	+43%
New HUDA sectors (Harsaru sub-tehsil, general line)	Harsaru	none named	100	115	132	+32%
New builder sectors (Harsaru sub-tehsil, general line)	Harsaru	none named	100	120	120	+20%
84, 88, 88A, 89, 89A, 36A	Harsaru	New Gurgaon	100	123	not in list	+23% (FY2024-25 to FY2025-26)
88B, 95, 95A, 95B, 94, 89B, 99A, 90, 91, 92, 93	Harsaru	Dwarka Expressway, New Gurgaon	100	126	not in list	+26% (FY2024-25 to FY2025-26)
Sectors 71, 72A, 73, 74, 75, 75A	Kadipur	Sohna Road, SPR	100	115	201	+101%
Licensed colonies (Kadipur sub-tehsil, general line)	Kadipur	none named	100	120	192	+92%
New HUDA sectors (Kadipur sub-tehsil, general line)	Kadipur	none named	100	120	174	+74%
Sectors 10 and 10A	Kadipur	none named	100	120	174	+74%
Sectors 99 to 110 (Dwarka Expressway)	Kadipur	Dwarka Expressway	100	120	174	+74%
Sectors 9 and 9A	Kadipur	none named	100	115	167	+67%
Sectors 33, 34, 35, 36, 37, 37A	Kadipur	none named	100	120	156	+56%
Sector 37	Kadipur	none named	100	120	138	+38%
New Palam Vihar (Pawala Khusrupur estate)	Kadipur	none named	100	110	138	+38%
Sector 10, 10A, Housing Board	Kadipur	none named	100	120	not in list	+20% (FY2024-25 to FY2025-26)

Area	Tehsil list	Corridor	FY2024-25	FY2025-26	FY2026-27	Change
Sector 33, 34, 35, 36, 37, 37A, 37C, 37D	Kadipur	none named	100	120	not in list	+20% (FY2024-25 to FY2025-26)
Sector 79	Manesar	New Gurgaon	100	115	167	+67%
Sector 1, IMT Manesar	Manesar	Manesar	100	115	144	+44%
Sector 36A	Manesar	none named	100	115	144	+44%
Sector 77	Manesar	New Gurgaon	100	115	144	+44%
Sector 85	Manesar	New Gurgaon	100	115	144	+44%
Sector 86	Manesar	New Gurgaon	100	115	144	+44%
Sector 76	Manesar	New Gurgaon	100	110	138	+38%
Sector 81	Manesar	New Gurgaon	100	110	138	+38%
Sector 84	Manesar	New Gurgaon	100	115	132	+32%
Sector 78	Manesar	New Gurgaon	100	110	127	+26%
Sector 83	Manesar	New Gurgaon	100	110	127	+26%
Sector 87	Manesar	New Gurgaon	100	115	115	+15%
Sector 80	Manesar	New Gurgaon	100	110	110	+10%
Sector 82	Manesar	New Gurgaon	100	110	110	+10%
Sector 90	Manesar	New Gurgaon	100	110	110	+10%
Sector M1B and M1D	Manesar	Manesar	100	110	110	+10%
Villa plots in HUDA sectors (Manesar tehsil)	Manesar	Manesar	100	110	110	+10%
Sector M1A and M1C	Manesar	Manesar	100	110	110	+10%
Sohna: all developed sectors	Sohna	Sohna	100	115	201	+101%
Sohna town (village segment Sohnā)	Sohna	Sohna	100	115	184	+84%
Sohna: all new sectors	Sohna	Sohna	100	115	167	+67%
Sohna Sector 7, Raheja (first line)	Sohna	Sohna	100	115	144	+44%
Sohna Sector 7, Raheja (second line)	Sohna	Sohna	100	115	144	+44%
Sohna town: New Anaj Mandi	Sohna	Sohna	100	130	140	+40%
Sohna town: Ambedkar Chowk to Tobacco Godown (Palwal Road)	Sohna	Sohna	100	118	127	+27%
Sohna town: Old Alwar Road to Ambedkar Chowk main road	Sohna	Sohna	100	118	127	+27%

Area	Tehsil list	Corridor	FY2024-25	FY2025-26	FY2026-27	Change
Sohna town wards 3-5, 7-9, 12-14	Sohna	Sohna	100	110	127	+27%
Sohna City (annex)	Sohna	Sohna	100	111	122	+22%
Sohna town: Fountain Chowk to Shiv Kund	Sohna	Sohna	100	111	122	+22%
Sohna town wards 1, 2, 11, 15	Sohna	Sohna	100	115	115	+15%
Sohna town wards 6, 10	Sohna	Sohna	100	115	115	+15%
Sohna town: Petrol Pump Raghunandan to Nirankari College	Sohna	Sohna	100	107	114	+14%
Sohna town: Chungi 1 to Police Chowki	Sohna	Sohna	100	110	110	+10%
Sohna town: Fountain (Fouhara) Chowk to Shiv Kund	Sohna	Sohna	100	110	110	+10%
Sohna town: New Anaj Mandi	Sohna	Sohna	100	110	110	+10%
Sohna town: Old Alwar Road to Ambedkar Chowk main road	Sohna	Sohna	100	110	110	+10%
Sohna town: Palwal Road to Tobacco Godown	Sohna	Sohna	100	110	110	+10%
Sohna town: Petrol Pump Raghunandan to Nirankari College	Sohna	Sohna	100	110	110	+10%
Sohna: HUDA sector	Sohna	Sohna	100	110	110	+10%
Central Park (Sohna)	Sohna	Sohna	not in list	100	104	+4% (FY2025-26 to FY2026-27)
Signature Global (Sohna)	Sohna	Sohna	not in list	100	104	+4% (FY2025-26 to FY2026-27)
Housing Board Colony, Sector 47	Wazirabad	Sohna Road	100	120	211	+111%
DLF Phase 5	Wazirabad	DLF City	100	120	210	+110%
Garden Estate	Wazirabad	none named	100	120	210	+110%
Housing Board Colony, Sector 42	Wazirabad	Golf Course Road	100	120	210	+110%
Housing Board Colony, Sector 51	Wazirabad	none named	100	120	210	+110%
Housing Board Colony, Sector 52	Wazirabad	none named	100	120	210	+110%

Area	Tehsil list	Corridor	FY2024-25	FY2025-26	FY2026-27	Change
Housing Board Colony, Sector 57	Wazirabad	none named	100	120	210	+110%
Licensed colonies in Sector 58 and new sectors	Wazirabad	Golf Course Ext. Road	100	120	210	+110%
Sector 60 (Ullahawas revenue estate)	Wazirabad	Golf Course Ext. Road	100	120	210	+110%
Sector 15	Wazirabad	none named	100	115	200	+100%
Sector 42	Wazirabad	Golf Course Road	100	120	192	+92%
Sector 53	Wazirabad	Golf Course Road	100	120	192	+92%
Sector 54	Wazirabad	Golf Course Road	100	120	192	+92%
Nirvana Country	Wazirabad	none named	100	115	184	+84%
Suncity	Wazirabad	none named	100	115	184	+84%
Housing Board Colony, Sector 51 (HUDA - sector line)	Wazirabad	none named	100	120	174	+74%
DLF Phase 1	Wazirabad	DLF City	100	120	174	+74%
DLF Phase 2	Wazirabad	DLF City	100	120	174	+74%
DLF Phase 4	Wazirabad	DLF City	100	120	174	+74%
Housing Board Colony, Sector 39	Wazirabad	none named	100	120	174	+74%
Sector 27	Wazirabad	none named	100	120	174	+74%
Sector 30	Wazirabad	none named	100	120	174	+74%
Sector 41	Wazirabad	none named	100	120	174	+74%
Sector 43	Wazirabad	Golf Course Road	100	120	174	+74%
Sector 55	Wazirabad	Golf Course Road	100	120	174	+74%
Sector 58 (licensed colony line)	Wazirabad	Golf Course Ext. Road	100	120	174	+74%
Sector 59 (Ullahawas revenue estate)	Wazirabad	Golf Course Ext. Road	100	120	174	+74%
Sector 63 (Ullahawas revenue estate)	Wazirabad	Golf Course Ext. Road	100	120	174	+74%
Housing Board Colony, Sector 28	Wazirabad	none named	100	120	174	+74%
South City 1	Wazirabad	none named	100	115	167	+67%
DLF Phase 3	Wazirabad	DLF City	100	115	167	+67%
Sector 46	Wazirabad	none named	100	115	167	+67%
Sector 47	Wazirabad	Sohna Road	100	115	167	+67%
Sector 56	Wazirabad	Golf Course Road	100	115	167	+67%

Area	Tehsil list	Corridor	FY2024-25	FY2025-26	FY2026-27	Change
South City 2	Wazirabad	none named	100	115	167	+67%
Sector 31-32A	Wazirabad	none named	100	112	162	+62%
Housing Board Colony, Sector 31-32A	Wazirabad	none named	100	120	156	+56%
Mayfield Garden	Wazirabad	none named	100	120	156	+56%
Sector 28	Wazirabad	none named	100	120	156	+56%
Sector 40	Wazirabad	none named	100	120	156	+56%
Sector 50	Wazirabad	none named	100	120	156	+56%
Housing Board Colony, Sector 40	Wazirabad	none named	100	120	150	+50%
Housing Board Colony, Sector 43	Wazirabad	Golf Course Road	100	120	150	+50%
Sector 62 (Ullahawas revenue estate)	Wazirabad	Golf Course Ext. Road	100	120	150	+50%
Sector 63A	Wazirabad	Golf Course Ext. Road	100	120	150	+50%
Sushant Lok 3	Wazirabad	none named	100	120	150	+50%
Sector 39	Wazirabad	none named	100	115	150	+50%
Sector 57	Wazirabad	none named	100	115	150	+50%
Sushant Lok 1	Wazirabad	none named	100	115	150	+50%
Sector 45	Wazirabad	none named	100	115	150	+50%
Sector 52	Wazirabad	none named	100	115	150	+50%
Sushant Lok 2	Wazirabad	none named	100	115	149	+49%
Ardee City	Wazirabad	none named	100	115	144	+44%
Sector 50 (licensed colony line)	Wazirabad	none named	100	115	144	+44%
Sushant Lok (licensed colony line)	Wazirabad	none named	100	115	144	+44%
Sector 63A	Wazirabad	Golf Course Ext. Road	100	120	138	+38%
Greenwood City	Wazirabad	none named	100	110	138	+38%
Sector 58 (Ullahawas revenue estate)	Wazirabad	Golf Course Ext. Road	100	110	138	+38%
Rosewood City (Wazirabad list)	Wazirabad	none named	100	115	115	+15%
Villa plots, rest of Wazirabad sub-tehsil	Wazirabad	none named	100	112	112	+12%

Area	Tehsil list	Corridor	FY2024-25	FY2025-26	FY2026-27	Change
Palm Springs (villa plots)	Wazirabad	none named	100	111	111	+11%
DLF Phase 1 (villa plots)	Wazirabad	DLF City	100	110	110	+10%
Housing Board Colony, Sector 28 (second line)	Wazirabad	none named	100	110	110	+10%
Sector 51	Wazirabad	none named	100	120	not in list	+20% (FY2024-25 to FY2025-26)

Gurgaon collector rates for flats and builder floors: index (first year in the list = 100)

Every flat and floor line in the seven tehsil lists. Not in list = no such line that year.

Line	Tehsil list	Type	FY2024-25	FY2025-26	FY2026-27	Change
M3M Merlin and M3M Golf Estate	Badshahpur	Flat	100	127	139	+39%
Group Housing License Colony in Sector 33, 38, 47, 48, 49, 50	Badshahpur	Flat	100	110	121	+21%
Group Housing License Colony in Sector 62, 65, 66, 69, 70, 71, 72, 70A	Badshahpur	Flat	100	110	121	+21%
Group Housing License Colony in Sector 63, 63A, 64, 67, 67A, 68, 75, 76, 78	Badshahpur	Flat	100	109	121	+21%
Central Park Resorts, The Rooms, Tatvam Villas	Badshahpur	Flat	not in list	100	110	+10% (FY2025-26 to FY2026-27)
M3M Altitude, M3M Flora68, M3M Heights, M3M Latitudes, M3M Marina, M3M Natura, M3M Sierra68, M3M Skycity, M3M, DLF Homes, DLF etc	Badshahpur	Flat	not in list	100	110	+10% (FY2025-26 to FY2026-27)
Tulip White, Tulip Orange, Tulip Ivory, Tulip Violet, Tulip Purple, Tulip Yellow, Success Tower etc	Badshahpur	Flat	not in list	100	110	+10% (FY2025-26 to FY2026-27)
Flats in Group Housing Societies in plots of Licensed Colonies in Sec 104 to 115	Gurugram	Flat	100	167	183	+83%
Group Housing in Sector 1, 2, 3, 3A, 4, 5, 6, 7, 12, 12A, 13, 14, 15, 16, 17, 21, 22, 22A, 23, 23A, 38, 40, 42, 43 (Licensed)	Gurugram	Flat	100	139	178	+78%
Housing Board Colony (Without Roof Right)	Gurugram	Flat	100	125	138	+38%
Group Housing Co-operative Societies All Sectors Area in Rest of Tehsil Gurugram	Gurugram	Flat	not in list	100	110	+10% (FY2025-26 to FY2026-27)
Flats in Group Housing Societies in plots of Licensed Colonies in Sector 88, 88A, 89, 89A, 84, 36A	Harsaru	Flat	100	118	127	+27%
Flats in Group Housing Societies in plots of Licensed Colonies in Sector 88B, 95, 95A, 95B, 94, 89B, 99A, 90, 91, 92, 93, 84, 36A	Harsaru	Flat	100	118	127	+27%

Line	Tehsil list	Type	FY2024-25	FY2025-26	FY2026-27	Change
New Town Heights, Garden City, Regal Garden	Harsaru	Flat	100	117	125	+25%
Floor/Flats in IMT Area	Harsaru	Flat	100	108	117	+17%
Group Housing Licence Colony in Sector 71, 72A, 73, 74, 75, 75A	Kadipur	Flat	100	122	133	+33%
Group Housing Licence Colony in Sector 99 to 110	Kadipur	Flat	100	122	133	+33%
Group Housing Licence Colony in Sector 37C, 37D	Kadipur	Flat	100	120	130	+30%
Group Housing Licence Colony in Sector 9, 9A, 9B, 10, 10A, 33, 34, 35, 36, 37, 37A	Kadipur	Flat	100	117	125	+25%
DLF Alameda (Kadipur list)	Kadipur	Flat	100	114	121	+21%
Group Housing Co-operative Society Sec-1 IMT Manesar, Sec-2 to 8 IMT Manesar	Manesar	Flat	100	100	120	+20%
Group Housing Society, private developer/builders Sector 90	Manesar	Flat	100	100	111	+11%
Group Housing Society, private developer/builders Sector 36A	Manesar	Flat	100	100	110	+10%
Group Housing Society, private developer/builders Sector 76, 77, 78, 80, 81A, 81, 82A, 82, 83, M1(D), M1(B) (NH-48) and Sector 84, Metro Depot, ISBT (Dwarka Expressway)	Manesar	Flat	100	100	110	+10%
Group Housing Society, private developer/builders Sector 79, 79(A), 79(B), 85, 86, 87, 89 (partly), M1, M1(A), M1(C)	Manesar	Flat	100	100	110	+10%
Group Housing Licensed Colony	Sohna	Flat	100	132	145	+45%
Group Housing Co-operative Societies	Sohna	Flat	100	114	129	+29%
Laburnum, Unitech World Spa, Parsvnath Exotica, Exotica, Park Place, Belaire, Comelia, Vipul Belmonte, Central Park, Princeton, The Pinnacle	Wazirabad	Flat	100	113	124	+24%
Palm Springs (flats)	Wazirabad	Flat	100	111	122	+22%
Ambience Caitriona (Ambience Island)	Wazirabad	Flat	100	111	122	+22%
Ambience Lagoon (Ambience Island)	Wazirabad	Flat	100	111	122	+22%
Carton (as printed)	Wazirabad	Flat	100	111	122	+22%
The Verandas	Wazirabad	Flat	100	111	122	+22%
Central Park (Wazirabad list)	Wazirabad	Flat	100	110	122	+22%

Line	Tehsil list	Type	FY2024-25	FY2025-26	FY2026-27	Change
DLF The Summit	Wazirabad	Flat	100	111	122	+22%
La Lagoon Apartments	Wazirabad	Flat	100	110	122	+22%
Sun City (flats)	Wazirabad	Flat	100	110	121	+21%
DLF The Crest and The Icon	Wazirabad	Flat	100	110	121	+21%
Group Housing in sector 15, 27, 28, 30, 31-32A, 39, 40, 41, 42, 43, 45, 46, 50, 51, 52, 53, 54, 55, 56, 57	Wazirabad	Flat	100	110	121	+21%
32nd Avenue, Magnum Tower-63, M3M Atrium-57, Smartworld Orchard Street-61	Wazirabad	Flat	not in list	100	110	+10% (FY2025-26 to FY2026-27)
Ambience Creacions (Ambience Island; printed Creacious)	Wazirabad	Flat	100	111	not in list	+11% (FY2024-25 to FY2025-26)
DLF The Aralias, The Magnolias, The Camellias	Wazirabad	Flat	not in list	100	110	+10% (FY2025-26 to FY2026-27)
Flats in Group Housing Societies in Plots of Licensed Colonies in Sec-58, 59, 60, 61, 62, 63, 63A and other areas in tehsil Wazirabad	Wazirabad	Flat	not in list	100	110	+10% (FY2025-26 to FY2026-27)
Paras Trinity-63, Paras Trade Center Gwal Pahadi, Paras Square-63A	Wazirabad	Flat	not in list	100	110	+10% (FY2025-26 to FY2026-27)
Affordable Flats all sectors	Badshahpur	EWS or affordable flat	100	110	121	+21%
BPL & EWS all sectors	Badshahpur	EWS or affordable flat	100	107	118	+18%
Affordable in Sub Tehsil Harsaru	Harsaru	EWS or affordable flat	100	100	100	0%
EWS in Sub Tehsil Harsaru	Harsaru	EWS or affordable flat	100	100	100	0%
Affordable Flats in Sub Tehsil Kadipur	Kadipur	EWS or affordable flat	100	111	111	+11%
EWS Flats in Sub Tehsil Kadipur	Kadipur	EWS or affordable flat	100	100	100	0%

Line	Tehsil list	Type	FY2024-25	FY2025-26	FY2026-27	Change
Affordable Group Housing, private developers/builders all sectors	Manesar	EWS or affordable flat	not in list	100	110	+10% (FY2025-26 to FY2026-27)
EWS, private developers/builders all sectors	Manesar	EWS or affordable flat	not in list	100	100	0% (FY2025-26 to FY2026-27)
In case of floor, Licensed colonies/HSVP	Badshahpur	Builder floor	100	110	121	+21%
In case of floor, Licensed Colonies & HUDA	Gurugram	Builder floor	100	121	124	+24%
Floor in Licensed Colonies/HUDA Sectors	Harsaru	Builder floor	not in list	100	106	+6% (FY2025-26 to FY2026-27)
In case of floor, Licence Colonies/HUDA Sector	Kadipur	Builder floor	100	117	125	+25%
Independent Floors in Sec-1 IMT Manesar	Manesar	Builder floor	100	100	114	+14%
Independent Floors of private developer/builders Sector 76, 77, 78, 80, 81A, 81, 82A, 82, M1(D), M1(B) (NH-48) and Sector 84, Metro Depot, ISBT (Dwarka Expressway)	Manesar	Builder floor	100	100	111	+11%
Independent Floors of private developer/builders Sector 79, 79(A), 79(B), 85, 86, 87, 89 (partly), M1, M1(A), M1(C)	Manesar	Builder floor	100	100	111	+11%
Independent Floors of private developer/builders Sector 83 & 90	Manesar	Builder floor	100	100	111	+11%
Floor in Licensed Colony	Sohna	Builder floor	100	131	143	+43%
In case of floor, Licensed colonies/HUDA	Wazirabad	Builder floor	not in list	100	110	+10% (FY2025-26 to FY2026-27)

Methodology

Data. Collector rates read from the official per-tehsil PDF lists of Gurugram district for FY2024-25 (the draft Predictive Collector Rates for 2024, in force from about 1 December 2024), FY2025-26 (final, from 1 August 2025) and FY2026-27 (final, from 1

April 2026): the Gurugram, Wazirabad, Badshahpur, Kadipur, Harsaru, Manesar and Sohna lists. Values were read from page images, not from the PDFs' text layer, and each line was checked against the old-rate column of the next list (dataset version 1.0).

Definitions. A line is one rate in one list: a sector or group of sectors, a colony, a project or a tehsil-wide category, for one property type. Corridors follow the sector numbers each line names; a line serving two corridors counts in both. Property types: residential plots and houses (land), flats in group housing, builder floors, commercial land, shops and retail space, office and IT space, EWS and affordable flats.

Calculations. A change is the later rate divided by the earlier one, minus one. Medians are across lines priced in all three lists unless stated. An index sets each line's first year in the report to 100. A gap between two lists is the dearer rate divided by the cheaper one, minus one, for the same sector and property type in the same year. Rankings leave out tehsil-wide lines and values read at lower confidence. Nothing is estimated or carried forward.

How we collect, check and publish research data: Property Nivesh research methodology.

Data sources

- Deputy Commissioner-cum-Collector, Gurugram: collector rate lists for the Gurugram, Wazirabad, Badshahpur, Kadipur, Harsaru, Manesar and Sohna tehsils, Predictive Collector Rates for 2024 (draft), Final Collector Rates for 2025 and Final Collector Rates for 2026-27, published on the Gurugram district website (gurugram.gov.in).

Limitations

- Collector rates are government minimum values for stamp duty, not market prices.
- The FY2024-25 rates come from the district's draft predictive lists; the two later lists are final.
- The lists' loadings for main roads, corners and park-facing plots are not applied.
- Corridor groups follow sector numbers; several corridors have only a few plot lines.

- The same sector can be priced in two tehsil lists; the line that applies depends on the revenue estate.
- Pataudi and Farrukhnagar tehsils and agricultural land are not covered.
- Rupee rates are not reproduced: the district allows its lists to be reproduced only with permission.

Frequently asked questions

What is the circle rate in Gurgaon? ×

In Gurgaon the circle rate is called the collector rate. It is the minimum value the government accepts for a property when its sale is registered, and stamp duty is charged on it if the deed shows a lower price. Each tehsil of Gurugram district publishes its own list, by sector, colony and property type. The current list took effect on 1 April 2026.

How much did Gurgaon circle rates increase in 2026? ×

In the list in force from 1 April 2026, collector rates for residential plots rose a median 30% on the previous list, and 92 of 172 plot lines rose 30% or more. Flats in group housing rose a median 10%. The previous list, from 1 August 2025, had raised plots a median 15%.

Why does the same Gurgaon sector have two different circle rates? ×

Because Gurugram district publishes one list per tehsil, and a tehsil prices land by the revenue estate (village) it stands on. 23 sectors have residential plot rates in two lists; in FY2026-27 the dearer list was a median 15% above the cheaper one. The rate that applies is the one for the property's own revenue estate.

Is the Gurgaon collector rate the same as the market price? ×

No. The collector rate is a government floor for stamp duty. Many Gurgaon properties sell well above it. This report shows how the official rates changed; for asking prices, see our Gurgaon property rates page.

How is stamp duty calculated with the collector rate in Gurgaon? ×

Stamp duty is charged on the higher of the price in the sale deed and the property's value at the collector rate. In Gurgaon it is about 7% of that value for most men buying in the city and about 5% for women, plus a registration fee.

Where can I check the official collector rate for my property in Gurgaon? ✕

On the Gurugram district website (gurugram.gov.in), in the collector rate list for the property's tehsil and year. Find the revenue estate, then the line for the sector, colony or project. The sub-registrar's office can confirm which line applies. We do not reproduce the rupee rates, because the district allows that only with permission.

Cite this research

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REFERENCE (APA STYLE)

Property Nivesh Research Team. (2026). Gurgaon Circle Rates Report, Q3 2026: Collector Rates FY2024-25 to FY2026-27. PropertyNivesh.in.
<https://propertynivesh.in/research/property-price-reports/gurgaon-circle-rates>

SOURCE LINE

Source: Property Nivesh Research analysis of Gurugram collector rate lists, FY2024-25 to FY2026-27 (changes and indices only) – “Gurgaon Circle Rates Report, Q3 2026: Collector Rates FY2024-25 to FY2026-27” (updated 28 October 2026), <https://propertynivesh.in/research/property-price-reports/gurgaon-circle-rates>

HTML LINK

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<a href="https://propertynivesh.in/research/property-price-reports/gurgaon-circle-rates">Gurgaon Circle Rates Report, Q3 2026: Collector Rates FY2024-25 to FY2026-27 – PropertyNivesh.in Research</a>
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Version history. Report v1.0 (2026-10-28): First publication. · Gurugram collector rates (circle rates) for key areas: index and changes, FY2024-25 to FY2026-27 v1.0 (2026-10-28): First release: 517 lines in 7 tehsil lists, 72 sector comparisons across lists; printed changes agree 713/715.

This research describes official historical data. It is not investment advice, does not forecast prices and does not recommend buying or selling any property. Government circle rates are minimum values for stamp duty, not market prices. See our methodology, editorial standards and disclaimer.